

**MEETING NOTICE AND AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting

**Monday, December 19, 2011 ■ 7:00 PM**

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - a. December 5, 2011 Meeting
  - b. December 13, 2011 Field Trip
- 4. Zoning Agent's Report**
  - Monthly Activity Update
  - Enforcement Update
  - Other
- 5. Old Business**
  - a. **Special Permit Application For Wedding Venue (PZC File #1217-2)**  
552 Bassetts Bridge Road  
J. & J. Bell owner/applicant
  - b. **Special Permit Application for Building Replacement and Expansion (PZC File #937-5)**  
173 Storrs Road  
Natchaug Hospital owner/applicant
  - c. **Cease and Desist Order-Freedom Green (PZC File #636-4)**  
Memo from Director of Planning & Development
  - d. **Interstate Reliability Project**  
(see memo from Director of Planning & Development sent via email on 12/15/11)
  - e. **Continued Discussion of By-Laws**  
(Tabled)
  - f. **Special Permit Application for Fill (PZC File #1306)**  
28 Old Kent Road  
J. James owner/applicant  
(Public Hearing scheduled for 1/3/2012)
  - g. **Special Permit Application, Addition to Eastbrook Mall & Freestanding Building (PZC File #1307)**  
95 Storrs Road  
New England Design/applicant  
(Public Hearing scheduled for 1/3/2012)

h. Other

**6. New Business**

- a. **Request to amend Conservation Easement/Hawthorne Lane Subdivision**  
Memo from Director of Planning and Development
- b. **8-24 Referral Re: Dog Lane Utility Easement**  
Memo from Director of Planning & Development
- c. **Special Permit Application, Cumberland Farms, (PZC File #1303-2)**  
**643 Middle Turnpike & 1660 Storrs Road**  
**Cumberland Farms, Inc./applicant**
- d. Other

**7. Reports from Officers and Committees**

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Planning and Development Director's Report**
- e. Other

**8. Communications and Bills**

- a. WINCOG Referral: Town of Chaplin, Natchaug River Overlay Zone
- b. Other

**9. Executive Session**

Strategy and negotiations with respect to pending claim and litigation, Connecticut General Statutes Section 1-200(6)(B).

**10. Adjournment**

**DRAFT MINUTES**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Monday, December 5, 2011  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan,  
Alternates present: B. Chandy, V. Ward  
Staff Present: Linda M. Painter, Director of Planning and Development  
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:10 p.m.

Goodwin MOVED, Beal seconded, to add to New Business: PZC representative to the Town Gown Committee. MOTION PASSED UNANIMOUSLY.

**Minutes:**

November 21, 2011 Special Joint Meeting: Rawn MOVED, Pociask seconded, to approve the 11/21/11 Special Meeting minutes as written. MOTION PASSED with all in favor except Beal, Hall and Ryan who were disqualified.

November 21, 2011 Meeting: Plante MOVED, Pociask seconded, to approve the 11/21/11 minutes as written. MOTION PASSED with all in favor except Beal, Hall and Ryan who were disqualified.

**Old Business:**

a. **Special Permit Application For Wedding Venue (PZC File #1217-2)**  
**552 Bassetts Bridge Road, J. & J. Bell owner/applicant**

Members discussed the application and were concerned that noise generated by wedding events would have a negative effect on neighbors. It was noted that a noise study was conducted by an engineering firm that showed decibel levels to be below those set by the State Department of Energy and Environmental Protection. Goodwin noted that a set decibel level can be listed in an approval motion. Hirsch stated that because it is a Special Permit, this issue can be revisited should any violation or complaint be brought to his attention. Plante volunteered to work with staff on a motion.

b. **Special Permit Application for Building Replacement and Expansion (PZC File #937-5)**  
**173 Storrs Road, Natchaug Hospital owner/applicant**

Noting no issues, Holt volunteered to work with staff on a motion.

c. **Cease and Desist Order-Freedom Green (PZC File #636-4)**

Linda Painter, Director of Planning and Development, read the motion adopted by the PZC at the 11-7-11 meeting. Hirsch stated that the plans submitted by the Beaudoins were not signed and sealed by a Licensed Landscape Architect as specified in the PZC's motion. Hirsch also distributed a 12-5-11 letter submitted by T. Weinland, President of the Board of Directors of The Villages of Freedom Green.

After extensive discussion, Holt MOVED, Rawn seconded, that on or before Tuesday, December 13, 2011, the Beaudoins shall comply with the original terms of the motion approved at the November 7, 2011, meeting. In addition, the Cease and Desist Order will be reinstated for Building A until such time as the conditions of the November 7, 2011, motion have been met and the plans for addressing the height of Building A have been approved by the Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

Although the Commission did not consider the plans submitted by the Beaudoins on the merits, the



Commission requested that the staff advise the Beaudoins to include both the existing and the proposed contours on their grading plan.

d. **Continued Discussion of By-Laws**

Tabled, awaiting review comments from the Town Attorney.

e. **Interstate Reliability Project - Discussion**

Linda M. Painter, Director of Planning and Development, suggested that a site visit to Hawthorne Lane Subdivision be added to the Field Trip agenda, noting that she anticipates that a modification request will be brought before the Commission regarding the possible relocation of the easement in light of the Interstate Reliability Project. She encouraged members to attend the Open House at the Community Center on Thursday, December 8<sup>th</sup> from 6pm to 8pm. If members cannot attend, they may forward questions to Linda for her to present at the Open House.

f. **Special Permit Application for Fill (PZC File #1306)**

**28 Old Kent Road**

**J. James owner/applicant**

Tabled, pending Public Hearing on 1/3/2012.

**New Business:**

a. **Request for Subdivision Bonding Releases**

**Wild Rose Estates, Files #1113-2 & #1113-3**

Holt MOVED, Ryan seconded, that the Director of Planning and Development be authorized to take appropriate action to release \$5,000 plus accumulated interest that has been held to ensure suitable completion of the Baxter Road Estates Subdivision common driveway and associated improvements for lots 9, 10, and 11. MOTION PASSED UNANIMOUSLY.

**Baxter Road Estates, File #1229**

Holt MOVED, Ryan seconded, that the Director of Planning and Development be authorized to take appropriate action to release \$10,000 plus accumulated interest that has been held to guarantee for a period of one year all improvements in the Wild Rose Estates Subdivision, Phase I and II. MOTION PASSED UNANIMOUSLY.

b. **Special Permit Application, Addition to Eastbrook Mall & Freestanding Building (PZC File #1307)**  
**95 Storrs Road, New England Design/applicant**

Plante MOVED, Ryan seconded, to receive the Special Permit application (file #1307) submitted by East Brook F, LLC, for a building addition and a new free standing building on property located 95 Storrs Road as shown on plans dated 12-1-11, as shown and described in application submissions, and to refer said application to staff and committees for review and comments and to set a Public Hearing for 1-3-12. MOTION PASSED UNANIMOUSLY.

c. **Town Gown Committee**

Chairman Goodwin noted that at the last meeting, Beal was appointed to continue serving on the Town Gown Committee as the PZC Representative. Since Beal was absent at the meeting, he was unable to communicate that he no longer has the time to serve on that Committee since he is now Chair of Regulatory Review. Rawn volunteered to be the PZC Representative.

**Reports from Officers and Committees:**

Beal noted that the next Regulatory Review Committee meeting will be on Wednesday, December 14<sup>th</sup> at 1:15 p.m. in Council Chambers. Goodwin reminded members that Field Trips will now be held on the second Tuesday following the first IWA/PZC meeting of the month at 1:30 p.m., and noted that one has been scheduled for December 13<sup>th</sup>, 2011, at 1:30 p.m.

**Communications and Bills:** Noted.



**Executive Session:**

**Strategy and negotiations with respect to pending claim and litigation, Connecticut General Statutes section 1-200(6)(B).**

Holt MOVED, Beal seconded, at 8:08 p.m. to enter into Executive Session to discuss the pending court case of Bruce and Franca Hussey vs. Town of Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Chandy and Ward. Also present was Linda M. Painter, Director of Planning and Development.

Hall MOVED, Beal seconded, at 8:52 p.m. to end the Executive Session. MOTION PASSED UNANIMOUSLY.

**Adjournment:** Chairman Goodwin adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Katherine Holt, Secretary





**DRAFT MINUTES**

**MANSFIELD PLANNING AND ZONING COMMISSION  
INLAND WETLANDS AGENCY  
CONSERVATION COMMISSION  
FIELD TRIP  
Special Meeting  
Tuesday, December 13, 2011**

Members present: J. Goodwin, M. Beal, K. Holt (items 3 & 4), B. Ryan, K. Rawn  
Staff present: L. Painter, Director of Planning and Development  
C. Hirsch, Zoning Agent  
Others present: S. Lehman, Conservation Commission

The field trip began at 1:30 p.m.

1. Town of Mansfield - Woodland Rd - relocate drainage at Ashford Town Line, File # W1489  
Members observed current conditions, locations of proposed work and site characteristics. No decisions were made.
2. CL&P Easement, Hawthorne Lane- Modification to Conservation Easement, PZC File#1177  
Members were met by property owners Wayne Hawthorne and Ryan Hawthorne and Charlie Mead from CL&P. Members observed current locations of CL&P lines within their easement and the location of the subdivision conservation easement. Site and neighborhood characteristics were noted. No decisions were made.
3. Eastbrook Mall - 95 Storrs Rd - Building Addition and New Freestanding Building, IWA File W1490 and PZC File #1307  
Members were met on site by Jeff Shamas, BL Companies. Members observed current conditions, locations of proposed work and site characteristics. No decisions were made.
4. J. James - 28 Old Kent Rd - Special Permit Application for Fill, PZC File #1306  
Members were met on site by J. James, owner and Attorney Samuel Schrager. Members observed current conditions and site characteristics. No decisions were made.

The field trip ended at approximately 3:35 p.m.

Respectfully submitted,

K. Holt, Secretary

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To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: December 12, 2011

**Re: *Monthly Report of Zoning Enforcement Activity***  
*For the month of November, 2011*

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits Issued	7	15	10	59	58
Certificates of Compliance issued	5	5	10	44	55
Site inspections	20	21	38	138	225
Complaints received from the Public	4	9	7	18	26
Complaints requiring inspection	2	7	6	13	20
Potential/Actual violations found	2	4	5	8	14
Enforcement letters	1	6	7	26	48
Notices to issue ZBA forms	0	0	0	4	0
Notices of Zoning Violations issued	1	0	2	8	8
Zoning Citations issued	2	0	17	8	31

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0  
 2011/2012 fiscal year total: s-fm = 3, 2-fm = 0, multi-fm = 0

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## DRAFT APPROVAL MOTION

### GARDENS AT BASSETTS BRIDGE FARM WEDDING AND BRUNCH VENUE (FILE 1217-2)

\_\_\_\_\_MOVED, \_\_\_\_\_ seconded, to approve with conditions the special permit application (File #1217-2), The Gardens at Bassetts Bridge Farm, for use as a wedding and brunch venue from May through October, as submitted to the Commission and shown on site plans dated September 19, 2011 revised through 11/15/2011, building plans revised through September 29, 2011 and as described in other application submissions and as presented at Public Hearing on September 6, 2011, October 3, 2011 and November 21, 2011.

This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations and is granted with the following conditions:

1. This approval, which authorizes the seasonal operation of a wedding and brunch venue, is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed use and site improvements shall be limited to those authorized by this approval and previous approvals. Any questions regarding authorized uses, required site improvements, and conditions cited in this approval, shall be reviewed with the Zoning Agent and Director of Planning and Development and, as appropriate, the Planning and Zoning Commission.
2. No Zoning Permit shall be issued for Phase 1 site improvements until the following conditions are met:
  - a. Temporary/portable venue sign details have been submitted and approved by the Director of Planning and Development
  - b. Any entrance light used, whether provided by Connecticut Light and Power or the applicant, shall be dark sky compliant.
  - c. On-site parking lot and driveway lighting fixtures shall be dark sky compliant.
3. A Temporary Special Outing Facility Permit is approved as part of this special permit application subject to the applicant providing written approval from the Mansfield Police Department prior to any event at which alcohol is to be served. The applicant shall provide documentation verifying that they have complied with the Department of Consumer Protection Liquor Control regulations. Failure to comply with any conditions of the Police Department approval or problems resulting from the provision of alcoholic beverages may result in reconsideration of the Temporary Special Outing Facility Permit by the Planning and Zoning Commission.
4. A live music permit is approved as part of this special permit application subject to the following conditions:
  - a. Noise levels shall not exceed the maximum decibel levels at the property line established in Chapter 134 of the Mansfield Code of Ordinances (55 dBA daytime; 45 dBA nighttime).

- b. Repeated noise complaints and/or violations may result in reconsideration of the live music permit by the Planning and Zoning Commission.
- 5. The applicant shall not apply for a Zoning Permit for Phase 2 improvements (restroom addition to barn and installation of the septic system) until a report prepared by a sanitary engineer, geologist or other qualified professional pursuant to the requirements of Article VI, Section B.4.m.1 regarding potential impact from the proposed septic system on the aquifer has been submitted for Commission review and approval. Such report should include any necessary mitigation measures, including relocation of the system if necessary to ensure that the waste disposal system discharges will not contaminate aquifer recharge areas. The Commission may refer the report to the Mansfield Health Officer, the Mansfield Conservation Commission, Connecticut Department of Health and Connecticut Department of Energy and Environmental Protection for review and comment prior to making a decision.
- 6. Zoning Permits for Phases 2 and 3 shall not be issued until the applicant has secured the necessary approvals from the Eastern Highlands Health District and Department of Public Health.
- 7. Approval to operate a Sunday brunch shall not become effective until the Phase 3 improvements have been completed. Times, seating capacity and menu shall be as identified in the statement of use. The previous café approval shall become invalid once the brunch operation commences.
- 8. The applicant shall employ best management practices as recommended by the Department of Energy and Environmental Protection and USDA Natural Resources Conservation Service for the application of manure, fertilizer or pesticides.
- 9. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

DRAFT APPROVAL MOTION

NATCHAUG HOSPITAL PROPOSED FACILITIES BUILDING (FILE 937-5)

\_\_\_\_\_MOVED, \_\_\_\_\_ seconded, to approve with conditions the special permit application (File #937-5), Natchaug Hospital, for demolition of the existing building at 173 Storrs Road and construction of a new facilities management building, as submitted to the Commission and shown on plans dated 8/16/2011 revised through 11/15/2011, building plans dated September 26, 2011 and as described in other application submissions and as presented at Public Hearing on November 7 and November 21, 2011.

This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations and is granted with the following conditions:

1. This approval, which authorizes the demolition of an existing building and construction of a new facilities management building, is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed use and site improvements shall be limited to those authorized by this approval and previous approvals. Any questions regarding authorized uses, required site improvements, and conditions cited in this approval, shall be reviewed with the Zoning Agent and Director of Planning and Development and, as appropriate, the Planning and Zoning Commission.
2. No Zoning Permit shall be issued until the following conditions are met:
  - a. The plans for serving the subject building with public water and sewer service have been approved by the Windham Water Works;
  - b. Plans for location and screening of HVAC equipment have been submitted and approved by the Director of Planning and Development;
  - c. Details on location and type of exterior wall mounted lighting fixtures have been submitted and approved by the Director of Planning and Development; and
  - d. A handicap accessible parking space that meets current State Building Code requirements is added to the parking lot if required by the Building Official.
3. Plans submitted for building permit approval shall comply with the conditions contained in the memo from the Deputy Fire Marshall dated November 17, 2011.
4. The applicant shall ensure that the grounds maintenance staff is educated on maintenance procedures contained in the Stormwater and Landscape Management Plan dated November 21, 2011. The applicant shall be responsible for ensuring that all maintenance procedures are followed.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

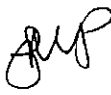
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**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR

**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development   
**Date:** December 15, 2011  
**Subject:** Freedom Green Cease and Desist Order

On December 5, 2011, the Commission adopted the following motion regarding the cease and desist order at Freedom Green:

*That on or before Tuesday, December 13, 2011, the Beaudoins shall comply with the original terms of the motion approved at the November 7, 2011 meeting. In addition, the Cease and Desist Order will be reinstated for Building A until such time as the conditions of the November 7, 2011 motion have been met and the plans for addressing the height of Building A have been approved by the Planning and Zoning Commission."*

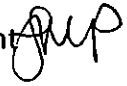
A revised grading plan was submitted on Monday, December 12, 2011 and a revised landscape plan (prepared by a landscape architect) was submitted on Tuesday, December 13, 2011. However, the two plans do not match. Grading shown on the landscape plan does not match that of the grading plan and the location of the emergency access road is different on the two plans. Additionally, the revised grading plan does not appear to accurately identify the existing topography on-site, particularly the 5-6 foot cut that is located to the rear of the two buildings in question. Due to the discrepancies between the plans and existing conditions, staff has advised the applicant, his surveyor and landscape architect that revised plans must be submitted that are consistent and reflect existing and proposed conditions. These plans must be submitted at least one week prior to the next meeting on January 3, 2011. Until such plans are submitted, no action by the PZC is recommended based on the above adopted motion.

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**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR

**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development   
**Date:** July 13, 2011  
**Re:** Proposed Overhead Utility Line, Hawthorne Lane Conservation Easement Area  
PZC File #1177

Last year, the Commission reviewed a request from property owners on Hawthorne Lane related to the relocation of the CL&P transmission line right-of-way. The residents requested that the PZC allow an overhead utility line and associated vegetative clearing in a portion of a conservation easement area approved in 2001 in association with the Hawthorne Park Subdivision off of Bassetts Bridge Road. This approval was being sought so that CL&P could incorporate an alternative route for new utility transmission lines associated with the Interstate Reliability Project. The item was tabled in September 2010 as CL&P worked on an update to the municipal consultation filing for the Interstate Reliability Project.

With the filing of a supplemental municipal consultation filing by CL&P late this summer, this request for relocation of the CL&P transmission lines has been resubmitted. The proposed route for the new transmission line to the north of existing lines would necessitate significant tree removal closer to existing homes. The proposed alternative route to the south of existing lines would still require some tree removal but would have less impact for the residents. The proposed new route will not require any structures within the Conservation easement area. A colored map depicting the proposed route is attached. It should be noted that a final decision on the relocation would be made through the siting process itself, and relocation is not guaranteed even if the Town agrees to modify the conservation easement.

Over the last few months, I have been working with the residents and representatives from CL&P to identify the best way to address the restrictions of the existing Conservation Easement. Section II of the subject Conservation Easement prohibits tree cutting in a conservation easement area without prior written approval from the Planning and Zoning Commission. At issue is whether the proposal will "interfere with or have an adverse impact on the natural scenic, ecological and open space values being protected within the Conservation Easement Area". The proposed transmission line relocation will significantly reduce visual and potential noise impacts for neighboring residents off of Hawthorne Lane. This alternative utility line location shifts the location of both the existing and proposed new lines to the south, toward the Hawthorne Lane cul-de-sac and away from the front yards of the homes on the north side of the street. From an environmental impact perspective, the two alternatives will have similar impacts on wetlands. The subject conservation easement area that will need to be crossed and periodically cleared of trees and vegetation that might interfere with the utilities, does contain wetland areas but these wetlands do not appear significant or materially different than wetlands that would

need to be cleared for the northern route. The 2010 letter from the Assistant Town Engineer indicates concurrence with this assessment.

In working with the Hawthorne Lane residents, CL&P representatives, and the Town Attorney, we have determined that the most appropriate way to address conservation easement restrictions would be to amend the conservation easement to remove the area that would be covered by the revised CL&P right-of-way and do a corresponding increase in a conservation easement area located on Lot 1A. This easement currently runs along the west side of Lot 1A; the expansion to the easement would run along the northern property line of Lot 1A, and include areas on Lots 1B and 2 if needed. This expansion would include a small portion of wetlands not currently covered by the existing conservation easement on Lot 1A. A concept map has been prepared by the residents and submitted with an updated request dated December 13, 2011. If the Commission approves of the changes to the conservation easement in concept, the residents will retain professional surveying/engineering services to revise the conservation easement map and legal description. They will also retain legal services to draw up an amendment to the conservation easement for town review.

This issue has been referred to the Conservation Commission, which will be meeting on December 21, 2011, and staff is in the process of sending information to abutters on Bassetts Bridge Road. No action is requested at the December 19, 2011 meeting. A motion will be prepared for the Commission's January 3, 2011 based on feedback received from the Conservation Commission and Bassetts Bridge Road abutters.

December 13, 2011

Attn: Mansfield PZC

To our Planning and Zoning representatives,

We, the residents of Hawthorne Lane, Mansfield Center, are writing to you today regarding the CL&P interstate reliability transmission project as it relates to property impacts in our neighborhood.

You may already be aware that for some time we have been discussing options for the new lines and poles in our neighborhood with CL&P representatives, and that there are currently at least two options for the proposed path of the new lines through the immediate area in the CL&P documents.

Property owners on Hawthorne Lane have together come to an agreement with CL&P on an option which would site the additional lines CL&P is proposing farther from the homes in the subdivision, towards\over the street, and which will not only have less impact on our property values, quality of life, and potentially the health of our families as well, but would also potentially increase the amount of land protected by a nearby conservation easement that the town holds.

This proposal would involve the residents and the Town of Mansfield exchanging two areas of land: a small area of land which is located towards the front of our properties closest to Hawthorne lane that has an existing conservation easement, (see [http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415\\_final\\_pocd.pdf](http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415_final_pocd.pdf), page 96, listing titled "Bassetts Bridge Road (Hawthorne Park subdivision) - 1.47" (acres)), but is in an already developed\landscaped area, for a larger area of land towards the backs of our properties, which we would be willing to give up to the town, and which we believe would be adjacent to a larger contiguous existing wildlife conservation area that extends from the Mansfield Hollow State Park area.

The residents have engaged the firm that originally surveyed the Hawthorne Lane subdivision, Datum Engineering, to map out this new proposed area. This map is not completed yet, but is underway.

The proposed alternative would result in there being no tree removal at all in any Mansfield held conservation easements, as opposed to 10-20 trees that would need to be removed in the existing area, should CL&P accept our option.

The alternative also would remove any existing Town Held conservation easement from involvement in the negotiations between Hawthorne Lane residents and CL&P as to the options that are eventually chosen, reducing administrative overhead for the Town of Mansfield (hearings, considerations, documentation, etc.) during the site selection process for this area, leaving the option we are proposing only contingent on CL&P

agreeing, rather than the three parties of CL&P, Hawthorne Lane residents, and the Town of Mansfield.

CL&P has also indicated that this option would be acceptable and they would consider it seriously as the process moves forward.

We believe this to be the best, least complex approach for all involved, and we would propose that this arrangement would provide the greatest benefit to both the Town of Mansfield and the residents of Hawthorne Lane.

Now that the project is continuing we'd like to revisit these discussions, and find out what we can do to help in making the proposed option work.

We would be happy to meet in this area with any PZC representative for a site visit to get a better visual idea of what we are proposing.

Please let us know what we can do to assist. Property owners Christopher Duers and Wayne Hawthorne can be contacted directly for questions or concerns.

Regards,

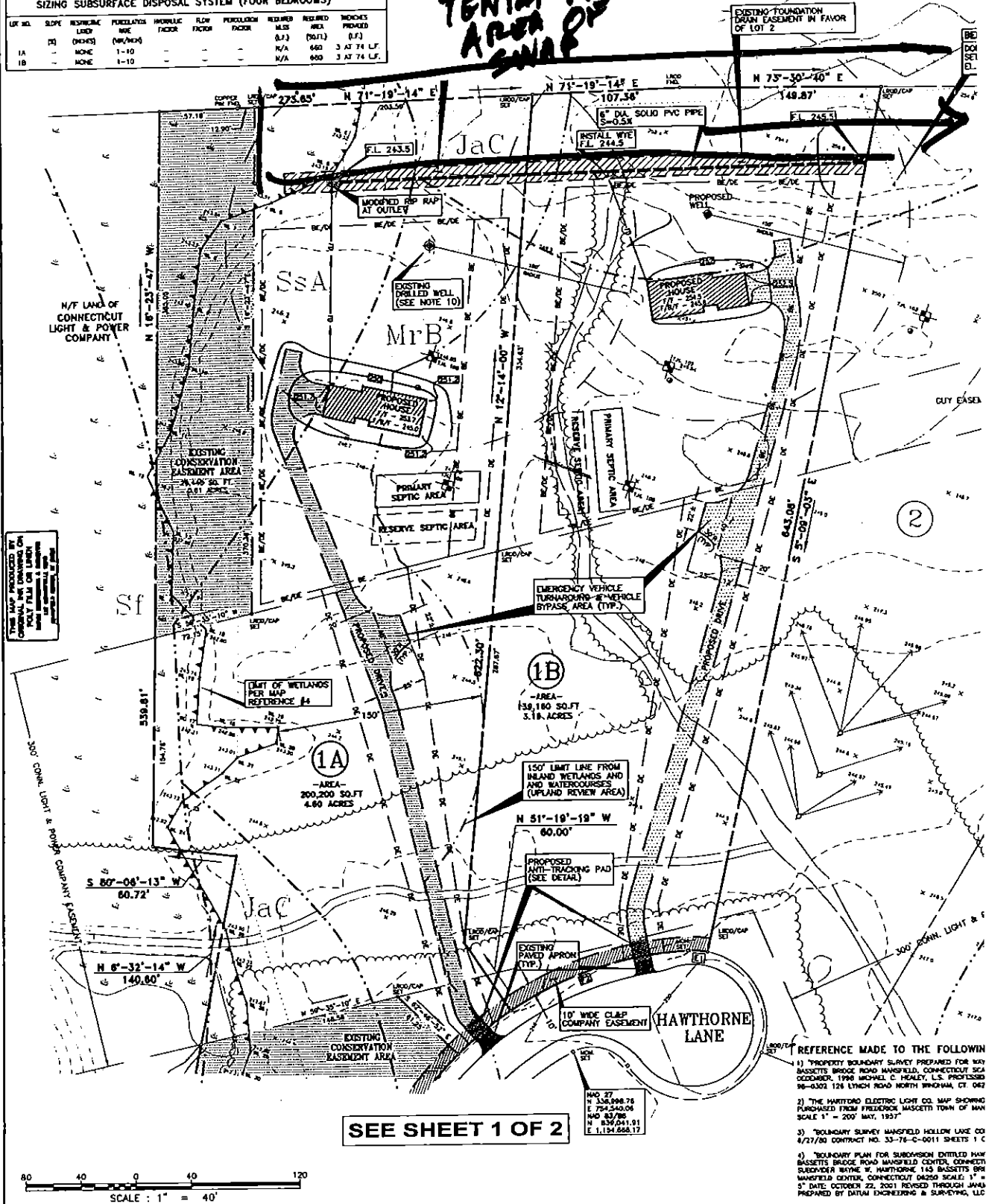
Christopher Duers, 21 Hawthorne Lane: Ph: 860-942-8218  
Wayne Hawthorne, 28 Hawthorne Lane: Ph: 860-456-7592



SIZING SUBSURFACE DISPOSAL SYSTEM (FOUR BEDROOMS)									
LOT NO.	SLOPE	RESIDUAL LOAD	PURCHASER	INCHES	FLOW	PURCHASER	REQUIRED M.S.	REQUIRED AREA	REMARKS
(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)
1A	1	NONE	1-10	-	-	-	N/A	660	3 AT 74 L.F.
1B	1	NONE	1-10	-	-	-	N/A	660	3 AT 74 L.F.

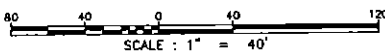
**TENTATIVE AREA OF SWAP**

N/F LAM  
THE FERENC-SIMO



SEE SHEET 1 OF 2

- REFERENCE MADE TO THE FOLLOWING
- 1) "PROPERTY BOUNDARY SURVEY PREPARED FOR MR. BASSETTS BRIDGE ROAD MANSFIELD, CONNECTICUT SEA OCEANVIEW, 1994 MICHAEL C. HEALEY, L.S. PROFESSIONAL 96-0302, 126 LITCH ROAD NORTH WINDHAM, CT. 062
  - 2) "THE HARTFORD ELECTRIC LIGHT CO. MAP SHOWING PURCHASED FROM FREDERICK MASCOTT TOWN OF MAN SCALE 1" = 200' MAY, 1937"
  - 3) "BOUNDARY SURVEY MANSFIELD HOLLOW LAKE CO 6/27/80 CONTRACT NO. 33-76-C-0011 SHEETS 1 C
  - 4) "BOUNDARY PLAN FOR SUBDIVISION DENTED HAW BASSETTS BRIDGE ROAD MANSFIELD CENTER, CONNECTICUT SUPERIOR WAYNE W. HARTFORD 143 BASSETTS BR MANSFIELD CENTER, CONNECTICUT 06250 SCALE: 1" = 50' DATE: OCTOBER 22, 2001 REVISION THROUGH JAH4 PREPARED BY DATUM ENGINEERING & SURVEYING, LLC

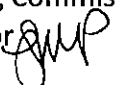




**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director   
Date: December 14, 2011  
Re: 8-24 Referral: Dog Lane Utility Easement (Storrs Center)

Pursuant to the provisions of Section 8-24 of the General Statutes, the above-referenced easement has been referred to the PZC for comment. As time is of the essence, on December 12, 2011, on the advice of the Town Attorney, the Town Manager referred this item to the PZC and informed the Council of his action; Per section 8-24, the PZC has up to 35 days to report to the Town Council. The following information is provided for the PZC's consideration.

As part of the Storrs Center project, the intersection of Dog Lane with Storrs Road is being re-aligned and shifted to the north. While the land for the new section of Dog Lane has been transferred to the town, the road has not yet been constructed and accepted. The electrical service for Phase I will ultimately be in the new Dog Lane right-of-way; however, until that right-of-way is finalized, CL&P is requiring a standard utility easement before they will place electrical utilities in the area shown on the attached map.

Currently, temporary power in the form of generators is being provided to facilitate construction of Phase IA. However, a permanent power source is needed to allow construction to remain on schedule. As such, Storrs Center Alliance has requested that the Town provide the easement being required by CL&P as soon as possible. Pursuant to Section 12.02 of the Development Agreement, the Town is obligated to provide utility easements to utility providers as may be necessary for the development.

**Summary/Recommendation**

Based on the approved plans for Phase I of the Storrs Center Development and the terms of the Development Agreement between the Town and Storrs Center Alliance:

\_\_\_\_\_ MOVES, SECONDED BY \_\_\_\_\_ that the PZC report to the Town Council that the PZC recommends that the Town Manager be authorized to grant the proposed utility easement to Connecticut Light and Power as it is consistent with Mansfield's Plan of Conservation and Development, the approved Storrs Center Master Plan and the Development Agreement between the Town and Storrs Center Alliance.

# MEMORANDUM

Town of Mansfield  
Town Manager's Office  
4 So. Eagleville Rd., Mansfield, CT 06268  
860-429-3336  
Hartmw@mansfieldct.org



To: Planning and Zoning Commission  
CC: Mansfield Town Council; Linda Painter, Director of Planning & Economic Development;  
Dennis O'Brien, Town Attorney; Lon Hultgren, Director of Public Works  
From: Matt Hart, Town Manager *MWH*  
Date: December 15, 2011  
Re: 8-24 Referral: CL&P Easement for Storrs Center Development

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The Town Attorney has informed me that the electric service for Phase I of the Storrs Center Development to be supplied by CL&P will enter the property over the small triangle of land that was conveyed by Storrs Center Alliance to the Town for the realignment for Dog Lane. Please refer to the proposed CL&P easement map, included with this submission.

Per section 12.02 of the Development Agreement the Town has made with Storrs Center Alliance, LLC, the Town of Mansfield is obligated to provide utility easements to utility providers as may be necessary for the development.

The Town Attorney has confirmed my understanding that in order for the Town to provide the necessary easement, it is first necessary for a referral to be made to the Planning & Zoning Commission per Connecticut General Statutes section 8-24. Please consider this memorandum, supplemented by the aforementioned proposed easement map and other supporting information to be provided forthwith, to constitute the necessary section 8-24 referral to the Commission seeking your report to the Town Council.

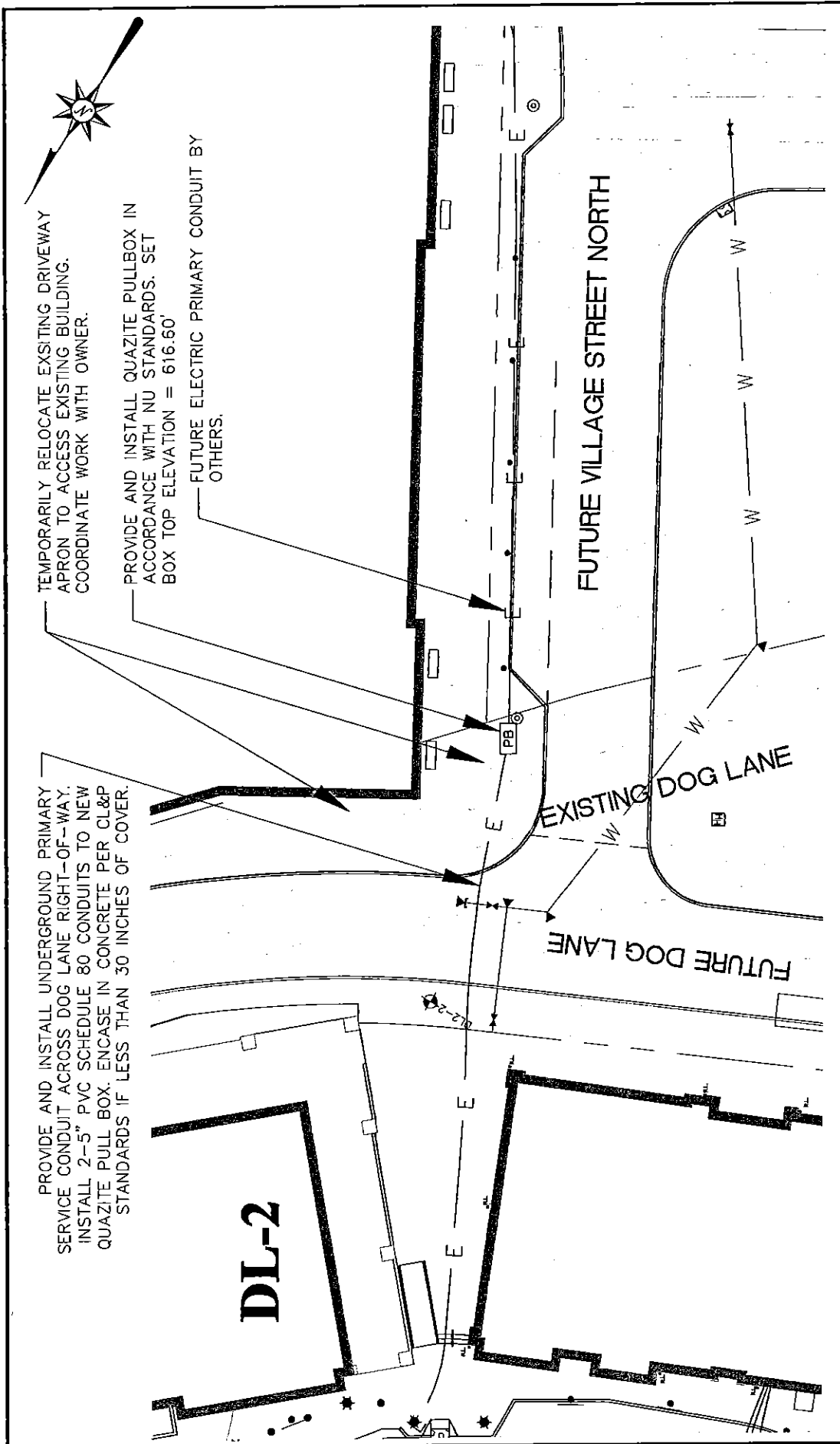
I am told that the proposed easement from the Town of Mansfield to CL&P will be on the standard terms for electrical easements on development properties. The document will be presented to the Planning & Zoning Commission prior to your December 19, 2011 meeting for your review.

The development is currently served only by temporary power in the form of generators, and a permanent source of power is needed as soon as possible so that the development may continue on schedule.

Please see the attached information regarding this matter for your review. Your assistance is greatly appreciated.

Attach (1)





**ARCHITECTURE**  
ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ENVIRONMENTAL SCIENCES

**Corporates**

335 Research Parkway  
Meriden, CT 06450  
(203) 630-1428  
(203) 630-2815 Fax

**REVISED ELECTRIC PRIMARY LAYOUT**

STORRS CENTER PHASE 1A/B  
STORRS ROAD AND DOG LANE  
MANSFIELD, CONNECTICUT

Designed  
Drawn  
Checked  
Approved  
Scale  
Project No.  
Date  
CAD File

J.L.S.  
J.L.S.  
1"=20'  
03/07/11  
11/18/11  
SU03C66701

**SK-46.00**

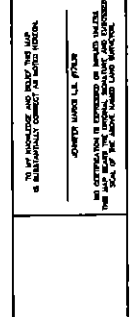
REF (S) : X03C66701 ; X03C66701 ; X03C66701 ; X03C66701 ; X03C66701 ; X03C66701

[illegible]

j

[illegible]

4. "PROPERTY MAPS" MAP OF PHASE 1A AREA STORES COVER STORES  
KIND AND DOG LARK WAREHOUSE, CONNECTICUT MAP OF PHASE 1A AREA  
DATE 1-10-67 DATE 1/24/67 BY RTT NO. 10-1-1 PREPARED BY M.  
CUTLER, JOURNAL, CONNECTICUT.



- |               |  |   |
|---------------|--|---|
| <b>LEGEND</b> | Primary Line<br>General Line<br>Connected Light And Power Company Statement<br>Connected Light And Power Company<br>Connected Light And Power Company<br>Connected Light And Power Company<br>Connected Light And Power Company<br>Connected Light And Power Company | Prepared By<br>Proposed Transformer<br>Proposed Generator |
|---------------|--|---|

PAGE  
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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

\_\_\_\_\_, move and \_\_\_\_\_ seconds to receive the

Special Permit application (file #1303-2 )

submitted by Cumberland Farms Inc.,

for a Convenience Store and Gas Station

on property located at 643 Middle Turnpike and 1660 Storrs Road

as shown on plans dated 12-9-11

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 1-17-12.

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BREAK





Joseph P. Williams  
Phone: (860) 251-5127  
Fax: (860) 251-5318  
jwilliams@goodwin.com

December 9, 2011

**VIA HAND DELIVERY**

Ms. Jo Ann Goodwin, Chair  
Planning & Zoning Commission  
Town of Mansfield  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

RE: Applications by Cumberland Farms, Inc. for Special Permit to  
construct a convenience store and gas filling station;  
643 Middle Turnpike and 1660 Storrs Road, Mansfield, CT

Dear Ms. Goodwin:

On behalf of our client, Cumberland Farms, Inc., I am pleased to enclose a Special Permit Application for the two parcels referenced above. These abandoned properties were formerly used as the Kathy-Johns restaurant and Republic Oil gas station at the Four Corners intersection of Routes 44, 195 and 320 in Storrs. Cumberland Farms proposes to redevelop the combined site with a new convenience store and four gas dispensers.

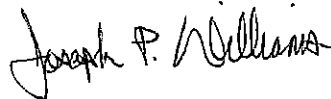
The proposed development will substantially improve the appearance and functionality of the properties at the northeast corner of this key intersection. The proposed site coverage will be reduced by about one-half compared with existing site coverage, and building coverage will be reduced from 6.2 percent to 5.6 percent. The gas operation and canopy will be equipped with state-of-the-art controls and the convenience store has been designed to comply with your recently adopted Four Corners Design Criteria. We have met with Town staff on multiple occasions to discuss the site plan and have revised it to address their comments, and we now look forward to presenting our plan to the Commission.

Ms. Joann Goodwin  
December 9, 2011  
Page 2

In accordance with the Mansfield Zoning Regulations and our discussions with staff, we are filing the following: Special Permit Application (original plus four copies); narrative Statement of Use (original plus four copies); Sanitary Memorandum (original plus four copies); four sets of full size stamped and signed site plans and exterior elevations; 15 reduced size (11" x 17") copies of the plan set; two copies of the Stormwater Management Report prepared by CHA; two copies of the Traffic Study prepared by CHA; and filing fee in the amount of \$1,060. In addition, we are filing today an application with the Mansfield Inland Wetlands Agency for a permit to conduct regulated activities.

We look forward to presenting these applications to the Commission at the earliest available public hearing. Thank you in advance for your consideration.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Joseph P. Williams". The signature is fluid and cursive, with the first name "Joseph" and last name "Williams" clearly distinguishable.

Joseph P. Williams

Enclosures

Cc: Ms. Kathleen Sousa  
Mr. John Marth  
Mr. Kevin Thatcher, P.E.

2113651v1

**SPECIAL PERMIT APPLICATION**  
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 1303-2  
Date 12-9-11

1. **Name of development** (where applicable) Cumberland Farms, Inc.
2. **Proposed use** of the property is Retail and retail sale of automotive fuels.  
in accordance with Sec.(s) N of Article VII (Permitted Use provisions) of the  
Zoning Regulations
3. **Address/location** of subject property 643 Middle Turnpike and 1660 Storrs Road  
Assessor's Map 2 Block 8 Lot(s) 12 and 13 Vol. 302 Page 442 and Vol. 423 Page 246
4. **Zone** of subject property Planned Business 3 **Acreage** of subject property 1.67 and .72 (2.39 total)
5. **Acreage of adjacent land in same ownership** (if any) None
6. **APPLICANT** Cumberland Farms, Inc. Joseph P. Williams  
(please PRINT) Signature  
Street Address c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP, One Constitution Plaza  
Town Hartford, CT Zip Code 06103-1919 Telephone 860-251-5127  
Interest in property: Owner \_\_\_\_\_ Optionee X Lessee \_\_\_\_\_ Other \_\_\_\_\_  
(If "Other", please explain) \_\_\_\_\_
7. **OWNER OF RECORD** See Exhibit A attached hereto.  
(please PRINT) Signature  
(OR attached Purchase Contract \_\_\_\_\_ OR attached letter consenting to application X)  
Street Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Town \_\_\_\_\_ Zip Code \_\_\_\_\_
8. **AGENTS** (if any) representing the applicant who may be directly contacted regarding this  
application:  
Name Joseph P. Williams, Esq. Telephone 860-251-5127  
Address Shipman & Goodwin LLP, One Constitution Plaza, Hartford, CT Zip Code 06103-1919  
Involvement (legal, engineering, surveying, etc.) Legal  
Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Involvement (legal, engineering, surveying, etc.) \_\_\_\_\_

(over)

9. The following items have been submitted as part of this application:

- X   Application fee in the amount of \$ 1,560.00
- X   Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- X   Site plan (6 copies) as per Article V, Section B.3.d
- X   Site plan checklist including any waiver requests
- X   Sanitation report as per Article V, Section B.3.e
- X   Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- X   As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.
- X   As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form ([www.dph.state.ct.us/BRS/Water/Source Protection/PA0653.htm](http://www.dph.state.ct.us/BRS/Water/Source%20Protection/PA0653.htm)) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):  
\_\_\_\_\_  
\_\_\_\_\_

**10. ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

- |                  |   |
|------------------|---|
| Art. X, Sec. E,  | Flood Hazard Areas, Areas Subject to Flooding   |
| Art. V, Sec. B,  | Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions) Art. VI, Sec. A, Prohibited Uses |
| Art. VI, Sec. B, | Performance Standards   |
| Art. VI, Sec. C, | Bonding   |
| Art. VII,        | Permitted Uses  |
| Art. VIII,       | Dimensional Requirements/Floor Area Requirements Art. X, Sec. A, Special Regulations for Designed Development Districts Art. X, Sec. C, Signs   |
| Art. X, Sec. D,  | Parking and Loading   |
| Art. X, Sec. H,  | Regulations regarding filling and removal of materials Art. X, Sec. S, Architectural and Design Standards   |

## **STATEMENT OF USE FOR SPECIAL PERMIT APPLICATION**

**Cumberland Farms, Inc.  
643 Middle Turnpike and 1660 Storrs Road  
(Routes 44/195/320), Mansfield, CT**

**December 9, 2011**

Cumberland Farms, Inc. proposes to merge and redevelop the two parcels located at 643 Middle Turnpike and 1660 Storrs Road (northeast corner of the intersection of Routes 44/195/320) in the Storrs section of Mansfield as a combined site with a new convenience store and four multi-product gasoline dispensers. The combined property totals 2.62 acres and is located in the Planned Business 3 (PB-3) zone. Currently abandoned and dilapidated, the properties formerly were operated as the Kathy-Johns restaurant and Republic Oil gas station.

The proposed use consists of: a 3,634 square foot convenience store building; gasoline filling station with four multi-product dispensers and canopy; parking area with 22 striped spaces; two 20,000-gallon underground storage tanks; exterior garbage collection area; and landscaped buffer along Routes 44 and 195. The proposed use complies with the permitted use provisions of the Mansfield Zoning Regulations, as set forth in Article Seven, Section N.2.a.1 and N.2.h.2; will be less intense than the longstanding prior use of the parcels as a gas station and restaurant; and is compatible with the Mansfield Plan of Conservation and Development (2006).

In 1990, the Mansfield Planning and Zoning Commission granted a special permit to Republic Oil Co., Inc. to construct a gasoline service station and convenience store on the 1660 Storrs Road parcel.<sup>1</sup> The Mansfield Zoning Board of Appeals that year granted a variance allowing the gasoline pump canopy to be built 20 feet from the front property line. The parcel at 643 Middle Turnpike for many years was operated as the "Kathy-Johns" restaurant. The existing, combined 2.62-acre site has 1.6 acres of impervious coverage, or 61 percent of the site.

The proposed plan will substantially reduce the total site coverage to 30.7 percent (0.8 acre). The plan removes the two existing restaurant and convenience store buildings and replaces them with a single convenience store, thereby reducing the building coverage from 6.2 percent to 5.6 percent. The front and side yards setbacks to the store building and to the

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<sup>1</sup> If the current special permit application is granted, Cumberland Farms requests that the Commission declare the 1990 special permit void for clarity of the land records.

canopy will increase substantially in the proposed plan.<sup>2</sup> The plan maintains the existing natural vegetation along the northwestern, northern and eastern boundaries of the property, and it adds a generous landscaped buffer at the southwestern corner of the property as well as landscaped islands within the parking area and at the northern edge of the parking area. The paved parking and travel area is also being greatly reduced in the proposed plan; 22 striped parking spaces are provided, consistent with Article Ten, Section D.5.O of the Zoning Regulations.

Access to the site will be better controlled by reducing the multiple existing curb cuts to just two entrance/exit areas, one each at Route 195 and Route 44. CHA is currently preparing a traffic study that will be submitted to the Commission shortly.

Cumberland Farms expects to hire three full time employees and 10 part-time employees for its new convenience store. Among other things, the store will offer items such as fruit, breakfast offerings, pizza, roller grill items, and heated fresh sandwiches upon demand. A selection of hot, cold and frozen beverages will also be provided. The store will be operated on a 24-hour basis.

The proposed facility will use the existing on-site septic system and potable water supply well. We expect the usage of these systems to be much less than the amounts the restaurant used. Stormwater management and renovation are discussed in the plan set and in the drainage report filed herewith. The stormwater system provides for a bio-retention area in the northwestern corner of the site that will be planted with wetlands plants.

There are off-site inland wetlands areas adjacent to the northern and southeastern boundaries of the site. The plan proposes regulated activities within the upland review areas for each of these wetlands. We are therefore filing, simultaneously with the zoning applications, an application for permit to conduct regulated activities with the Mansfield Inland Wetlands Agency.

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<sup>2</sup> Given that the PB-3 zone is a Design Development District, the Commission is empowered, under Article Ten, Section A.4.d of the Zoning Regulations, to determine the setback requirements for buildings and site improvements on this site.

**MAP CHECKLIST**  
**FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS**

(To be submitted by applicant with other application materials)

PZC File # \_\_\_\_\_

Date \_\_\_\_\_

Name of Development Cumberland Farms Convenience Store and Gas Station

Applicant Cumberland Farms, Inc.

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<u>  X  </u>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<u>  X  </u>	_____	_____
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>  X  </u>	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>  X  </u>	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>  X  </u>	_____	_____
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>  X  </u>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>  X  </u>	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	_____	_____	<u>  X  </u> (con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	<u>  X  </u>	<u>      </u>	<u>      </u>
10. Exposed ledge, areas shallow to bedrock	<u>      </u>	<u>  X  </u>	<u>      </u>
11A. Waste disposal, water supply facilities	<u>  X  </u>	<u>      </u>	<u>      </u>
11B. Test pit & percolation test locations & findings (include test dates)	<u>      </u>	<u>      </u>	<u>  X  </u>
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	<u>  X  </u>	<u>      </u>	<u>      </u>
12B. Existing & proposed easements, rights-to-drain	<u>  X  </u>	<u>      </u>	<u>      </u>
12C. Proposed sediment & erosion controls	<u>  X  </u>	<u>      </u>	<u>      </u>
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>  X  </u>	<u>      </u>	<u>      </u>
13B. Outside storage & refuse areas, fuel & chemical storage tanks	<u>  X  </u>	<u>      </u>	<u>      </u>
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	<u>  X  </u>	<u>      </u>	<u>      </u>
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	<u>  X  </u>	<u>      </u>	<u>      </u>
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	<u>      </u>	<u>  X  </u>	<u>      </u>
17. Other information (see Art. V, Sections A.3.g, B.3.g)	<u>  X  </u>	<u>      </u>	<u>      </u>

**Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.**

JOSEPH P. WILLIAMS  
(PRINT) Name of individual completing this form

JP Williams  
Signature

12/9/11  
Date



### **Explanation of Waiver Requests**

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

8. Existing and proposed contours are shown on the submitted site plans but no cut and fill calculations have been performed at this point in the design.

10. No areas of exposed ledge or shallow bedrock have been encountered on the site.

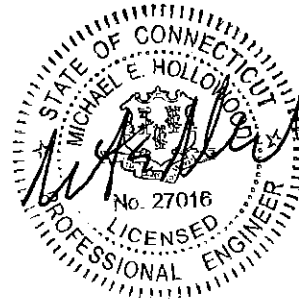
11B. Test pits are currently being scheduled and results will be submitted once completed.

16. No recreation features are proposed.

# CHA

## Sanitary Memorandum

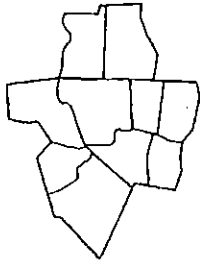
**To:** The Town of Mansfield, CT  
**CC:** Cumberland Gulf Group of Companies  
**From:** Michael Hollowood, P.E.  
**Date:** December 9, 2011  
**Re:** Proposed Convenience Store at 643 Middle Turnpike and 1660 Storrs Road



Cumberland Gulf Group of Companies (CGGC) intends to raze an existing convenience store with automobile fuel dispensing equipment at 1660 Storrs Road along with an existing restaurant at 643 Middle Turnpike and construct a new convenience store having a gross area of 3634 square feet and an automobile fueling facility having 8 filling positions serviced by 4 fuel dispensers. The two separate lots will be consolidated into one lot prior to construction of the project.

An existing subsurface sewage disposal system is located within the restaurant parcel. Subsurface Sewage Disposal plans prepared by Lenard & Dilaj Engineering, Inc. of Storrs, CT dated August 1981 states a design capacity of 2,572 gallons per day (gpd) for the existing system. A typical Cumberland Farms convenience store of the size proposed for this site uses an average of approximately 350 gallons of water per day. This correlates well with standard design flows stipulated in Connecticut's subsurface disposal system design standards. Those standards are 0.1 gpd per square foot of gross retail space. For this project the design flow would be  $0.1 \text{ gpd/SF} \times 3634 \text{ SF} = 364 \text{ gpd}$ . Because this is well below the existing system's design capacity, it is evident that the existing septic system will be able to readily dispose of all sewage flows from the proposed convenience store.

Similarly, CGGC intends to use the existing well located on the restaurant parcel as a water source for the new convenience store. This well has been used for many years as a water source for the restaurant. The new convenience store's demand for water will be substantially less than that of the existing restaurant, therefore it is evident that the existing well is capable of supplying the water needed for the proposed convenience store. CGGC will conduct water quality testing to confirm that the well meets current public water standards.



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: December 7, 2011  
Referral #: 11-10-31-CN  
Report on: Zoning

CHAPLIN

Natchaug River Overlay Zone

To: Town of Chaplin Planning & Zoning Commission  
C/o: Demian Sorrentino, Planner/ZEO

Commissioners;

This referral involves: A proposal to adopt a Natchaug River Overlay Zone.

Receipt is hereby acknowledged of the above referral. Notice of the proposed changes to the Zoning Regulations were transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

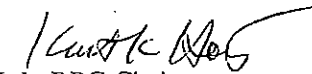
- The Regional Planning Commission wholeheartedly supports the proposal to adopt a Natchaug River Overlay Zone. The proposed zone is directly consistent with the Windham Region Land Use Plan that states:

**"Development in the Windham Region should not degrade water quality. Land within and surrounding public water supply recharge areas, lake watersheds, inland wetlands, and river and stream corridors should be used in a manner which protects water quality and quantity, preserves aquatic habitats, minimizes hazards to life and property from flooding, provides access (visual and/or physical) for recreational purposes, and retains to the maximum extent possible lake shores and stream banks in an undeveloped state such that their beauty can be enjoyed by future generations."**

- Further, the plan emphasizes that municipal land use controls are the tool that will make this goal a reality.
- The Regional Planning Commission commends the efforts of the Chaplin Planning and Zoning Commission in striving to implement the goals of the Chaplin Plan of Conservation and Development as well as effectively implementing regional policies.
- Please note attached materials: 1) a map of CT municipalities that have adopted river protection zones and 2) a resolution of the Windham Region Council of Governments in support of watershed-based planning.

Questions concerning this referral should be directed to Jana Butts, AICP at the Windham Region Council of Governments.

Sincerely,

  
Katherine Holt, RPC Chair

✓  
Distribution: D. Sorrentino, Chaplin; L. Painter, Mansfield; M. Frankel, Hampton; L. Burdick, Scotland; J. Finger, Windham.  
W:\WINCOG Office\R P C\FY 2012\Referrals\11-10-31-CN.doc

Farmington River  
Protection Overlay  
District (4)

CT River  
Conservation Zone (2)

Housatonic River  
Protection Overlay  
District (5)

Flood Plain/Streambelt Zone

Five Mile River  
Overlay Zone

River/Aquifer Zone

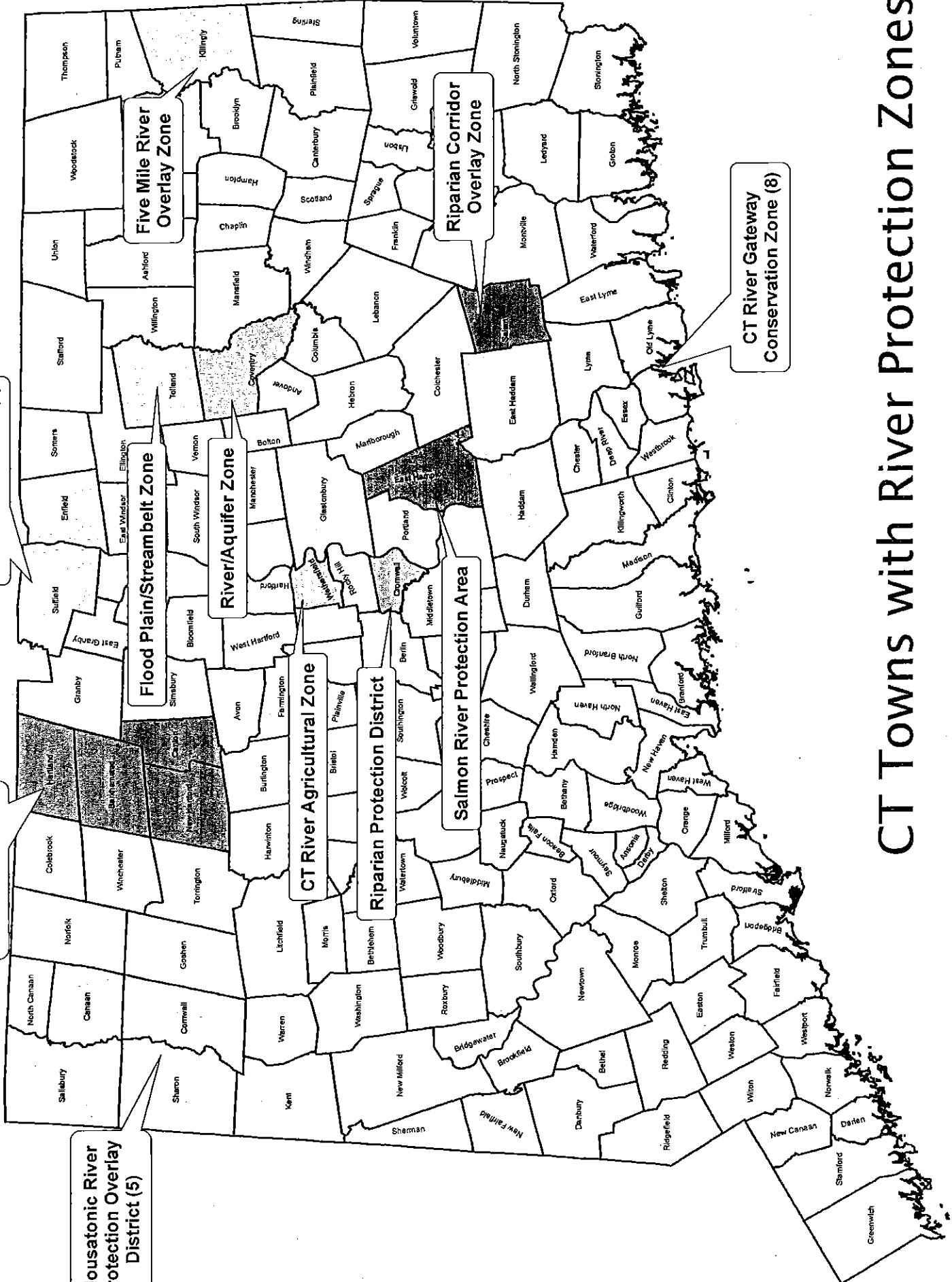
CT River Agricultural Zone

Riparian Protection District

Salmon River Protection Area

Riparian Corridor  
Overlay Zone

CT River Gateway  
Conservation Zone (8)



# CT Towns with River Protection Zones



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## RESOLUTION OF THE WINDHAM REGION COUNCIL OF GOVERNMENTS IN SUPPORT OF WATERSHED-BASED PLANNING

**WHEREAS**, a healthy watershed has a direct impact on quality of life, and activities throughout a watershed affect the health of the entire watershed system; and

**WHEREAS**, watersheds cross municipal boundaries, making watershed health a truly regional issue; and

**WHEREAS**, the Windham Region Council of Governments is committed to working cooperatively to balance conservation and growth, and adopted a regional plan of conservation and development with the following goal:

“Development in the Windham Region should not degrade water quality. Land within and surrounding public water supply recharge areas, lake watersheds, inland wetlands, and river and stream corridors should be used in a manner which protects water quality and quantity, preserves aquatic habitats, minimizes hazards to life and property from flooding, provides access (visual and/or physical) for recreational purposes, and retains to the maximum extent possible lake shores and stream banks in an undeveloped state such that their beauty can be enjoyed by future generations.”; and

**WHEREAS**, the Windham Region Council of Governments has supported the designation of several official Connecticut Greenways, including the Willimantic River Greenway (2003), the Natchaug Watershed Greenway (2006), and the Shetucket River Greenway (2011); and

**WHEREAS**, several towns in the Windham Planning Region have endorsed Conservation Compacts for the Natchaug River Basin and the Salmon River Basin;

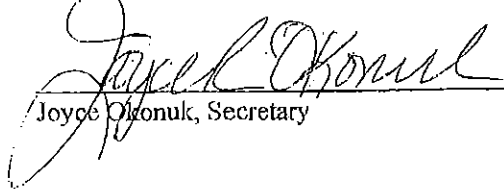
**NOW, THEREFORE, BE IT RESOLVED**, that the Windham Region Council of Governments supports watershed-based planning and the thoughtful consideration of the entire watershed in its regional planning efforts and will continue to work to ensure the long-term environmental health and vitality of the watershed, thereby enhancing the social and economic vitality of watershed communities.

The resolution was passed unanimously with 8 of nine member towns voting.

Dated at Windham, Connecticut, on November 4, 2011.  
WINDHAM, CONNECTICUT

I certify that the preceding is a true copy of the vote of the Windham Region Council of Governments taken  
at a regular meeting on November 4, 2011 in Windham, Connecticut, a quorum being present.

Windham Region Council of Governments

  
Joyce Okonuk, Secretary